

Attachment 2

**OTHER JOBS HOUSING LINKAGE PROGRAMS
HOUSING IMPACT FEE NEXUS ANALYSIS
CITY OF SAN DIEGO**

HIGH FEE CITIES						
Jurisdiction	Yr. Adopted /Updated	Current Fee Levels per SF	Thresholds & Exemptions	Build Option/ Other	Market Strength	Comments
City of Palo Alto	1984 Updated in March 2002.	<ul style="list-style-type: none"> Commercial & Industrial \$15.58 	No Minimum Threshold. Churches; colleges and universities; comm'l recreation; hospitals, convalescent facilities; private clubs, lodges, fraternal org.'s; private educational facilities; and public facilities are exempt.	Yes	Very Substantial	Fee is adjusted annually based on CPI.
City and County of San Francisco	1981 Updated fees in 2002	<ul style="list-style-type: none"> Office \$14.96 Hotel \$11.21 Retail \$13.95 	25,000 gross SF threshold. Excludes: redevelopment areas and Port.	Yes, may contribute land for housing.	Very Substantial	\$40 million raised
City of Menlo Park	1998	<ul style="list-style-type: none"> Commercial & Industrial \$10.00 Warehousing, printing, assembly \$5.45. 	10,000 gross SF Threshold. Churches, private clubs, lodges, fraternal orgs and public facilities are exempt.	Yes, may provide housing on- or off-site.	Very Substantial	Fee is adjusted annually based on CPI.
MEDIUM FEE CITIES						
Jurisdiction	Yr. Adopted /Updated	Current Fee Levels per SF	Thresholds & Exemptions	Build Option/ Other	Market Strength	Comments
City of Mountain View	2001	<ul style="list-style-type: none"> Office/Industrial \$6.00 Hotel \$2.00 Retail \$2.00 	Fee is 50% less if building meets thresholds: Office <10,000 sf Hotel <25,000 sf Retail <25,000 sf	Yes	Very Substantial	
County of Marin	2003	<ul style="list-style-type: none"> Office/R&D \$7.19 Retail/Rest. \$5.40 Warehouse \$1.95 Hotel/Motel \$1,746/room Manufacturing \$3.74 	No minimum threshold.	Yes, preferred.	Substantial	
City of Oakland	2002	<ul style="list-style-type: none"> Office/ Warehouse \$4.00 	25,000 sf exemption	Yes - Can build units equal to total eligible sf times .0004	Moderate	Fee will be effective July 1, 2005. Fee due in 3 installments. Fee will be adjusted with an annual escalator tied to residential construction cost increases.
City of Berkeley	1993	<ul style="list-style-type: none"> All Commercial \$4.00 Industrial \$2.00 	7,500 SF threshold.	Yes	Substantial.	Fee has not changed since 1993; may negotiate fee downward based on hardship or reduced impact.
Town of Corte Madera	2001	<ul style="list-style-type: none"> Office \$4.79 R&D lab \$3.20 Light Industrial \$2.79 Warehouse \$0.40 Retail \$8.38 Com Services \$1.20 Restaurant \$4.39 Hotel \$1.20 	No Minimum Threshold	NA	Substantial	
City of Sunnyvale	1984 Updated in 2003.	<ul style="list-style-type: none"> Industrial & Office \$8 	Applies only to the portion of the project that is in excess of allowable FAR (typically 0.35:1).	NA	Very Substantial	Fee had not changed since the 1980's, until fee was recently raised from \$7.19.

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City of Santa Monica	1984 Updated fees in 2002.	<ul style="list-style-type: none"> Office only \$3.87 per square foot for first 15,000 sf \$8.61 per square foot in excess of 15,000 sf. 	15,000 sf exemption for new construction, 10,000 sf exemption for additions.	N/A	Very Substantial	
LOW FEE CITIES						
Jurisdiction	Yr. Adopted /Updated	Current Fee Levels per SF	Thresholds & Exemptions	Build Option/ Other	Market Strength	Comments
City of Alameda	1989	<ul style="list-style-type: none"> Office \$3.63 Retail \$1.84 Warehouse \$0.63 Hotel/Motel \$931 per room 	No Minimum Threshold.	Yes. Program specifies number of units per 100,000 square feet.	Moderate	Fee may be adjusted by CPI.
City of Pleasanton		<ul style="list-style-type: none"> Commercial, Office & Industrial \$2.31 sq. ft. 	No Minimum Threshold	NA	Moderate	Fee increased in 2003.
City of Cupertino	1993	<ul style="list-style-type: none"> Office & Industrial \$2.13. 	No Minimum Threshold.	NA	Very Substantial	Fee is adjusted annually based on CPI. Update in process
City of Petaluma	2003	<ul style="list-style-type: none"> Commercial \$2.08 * Industrial \$2.15 * Retail \$3.59 * (See Comments)	Fee is 50% less if located in redevelopment project area	NA	Moderate/ Substantial	* Fee will be phased-in over 3 years beginning 2005. Fees listed are full fees, starting in 2007.
City of San Diego	1990 Fees reduced in mid 90s; have not been readjusted.	<ul style="list-style-type: none"> Office \$1.06 Hotel \$0.64 R&D \$0.80 Retail \$0.64 Manufacturing \$0.64 Warehouse \$0.27 	No Minimum Threshold. No exempted uses. Does exclude some geographic areas.	Can dedicate land or air rights in lieu of fee.	Substantial	Since 1990, \$33 million raised. Update in process.
City and County of Napa	County 1994 City 1999	<ul style="list-style-type: none"> Office \$1.00 Hotel \$1.40 R&D \$0.80 Industrial \$0.50 Warehouse \$0.20/0.30 Wine Production \$0.50 	No Minimum Threshold. Non-profits are exempt.	Units or land dedication; on a case by case basis.	Moderate/ Substantial	There is a companion fee of 1% of construction costs on all residential construction. Update in process; county fees will roughly double.
City and County of Sacramento	1989	<ul style="list-style-type: none"> Office \$0.99 Hotel \$0.94 R&D \$0.84 Commercial \$0.79 Manufacturing \$0.62 Warehouse/Office \$0.36 Warehouse \$0.27 	No Minimum Threshold. Service uses operated by non-profits are exempt.	Pay 20% fee plus build at reduced nexus. (No meaningful given amount of fee)	Moderate	Applies to all non-residential construction; alternate fees for North Natomas area. Since 1989, raised more than \$11 million. Update in process.
City of Livermore	1999	<ul style="list-style-type: none"> Retail \$0.81 Service Retail \$0.61 Office \$0.52 Hotel \$397 per room Manufacturing \$0.25 Warehouse \$0.07 Business Park \$0.52 Heavy Industrial \$0.26 Light Industrial \$0.16 	No Minimum Threshold. Church; private or public schools.	Yes; negotiated on a case-by-case basis.	Moderate	

Programs Pending: San Mateo
San Rafael
Walnut Creek